017.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	808,200 /	808,200
USE VALUE:	808,200 /	808,200
ASSESSED:	808,200 /	808,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS WILLIAM P
Owner 2:	WILLIAMS DONNA K
Owner 3:	
Street 1:	110 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1948, having primarily Vinyl Exterior and 2127 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	327,700	500	480,000	808,200
Total Card	0.138	327,700	500	480,000	808,200
Total Parcel	0.138	327,700	500	480,000	808,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.97 | /Parcel: 379.97

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12239
GIS Ref	
GIS Ref	
Insp Date	05/05/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 017.0-0004-0002.0

!1471!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	327,700	500	6,000.	480,000	808,200		Year end	12/23/2021
2021	101	FV	318,000	500	6,000.	480,000	798,500		Year End Roll	12/10/2020
2020	101	FV	318,000	500	6,000.	480,000	798,500	798,500	Year End Roll	12/18/2019
2019	101	FV	239,800	600	6,000.	510,000	750,400	750,400	Year End Roll	1/3/2019
2018	101	FV	239,800	600	6,000.	372,000	612,400	612,400	Year End Roll	12/20/2017
2017	101	FV	239,800	600	6,000.	324,000	564,400	564,400	Year End Roll	1/3/2017
2016	101	FV	239,800	600	6,000.	276,000	516,400	516,400	Year End	1/4/2016
2015	101	FV	229,900	600	6,000.	270,000	500,500	500,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:02:06

LAST REV

Date	Time
09/20/17	15:16:39
danam	

USER DEFINED

Prior Id # 1:	12239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1471

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14374-149		8/1/1981		62,150	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2017	1050	Redo Kit	59,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	372	PATRIOT
9/29/1999	Meas/Inspect	243	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,000	Spl Credit		Total:	480,000

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20031440
Const Adj.:	0.99495000
Adj $ / SQ:	167.195
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445259
Depreciation:	117548
Depreciated Total:	327711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

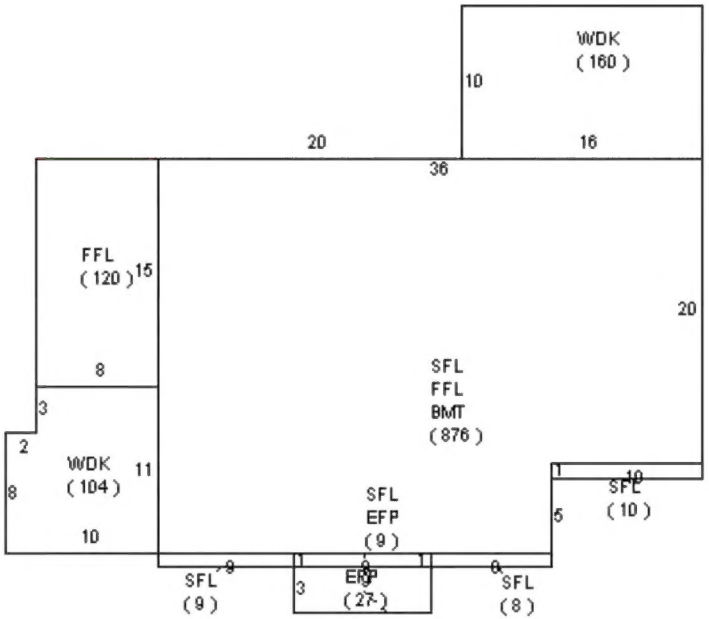
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.20
Special Features:	0	Val/Su Net:	106.26
Final Total:	327700	Val/Su SzAd	171.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	167.200	166,527
SFL	Second Floor	912	167.200	152,482
BMT	Basement	876	58.310	51,079
WDK	Deck	264	9.740	2,571
EFP	Enclos Porch	36	72.230	2,600

Net Sketched Area:	3,084			Total:	375,259
Size Ad	1908	Gross Area	3084	FinArea	2127

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X12	A	AV	1996	5.09	T	18.4	101			500			500
2	Frame Shed	D	Y	2	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500

IMAGE

AssessPro Patriot Properties, Inc